

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**July 1, 2010**



**Replat RP10-10: proposed Replat of Lot 1 in Block One of Premiere Subdivision**

**SIZE AND LOCATION:** 12.5 acres of land adjoining the east side of the northbound frontage road of North Earl Rudder Freeway (State Highway 6) between Booneville Road (FM150) and Sam Rayburn Drive

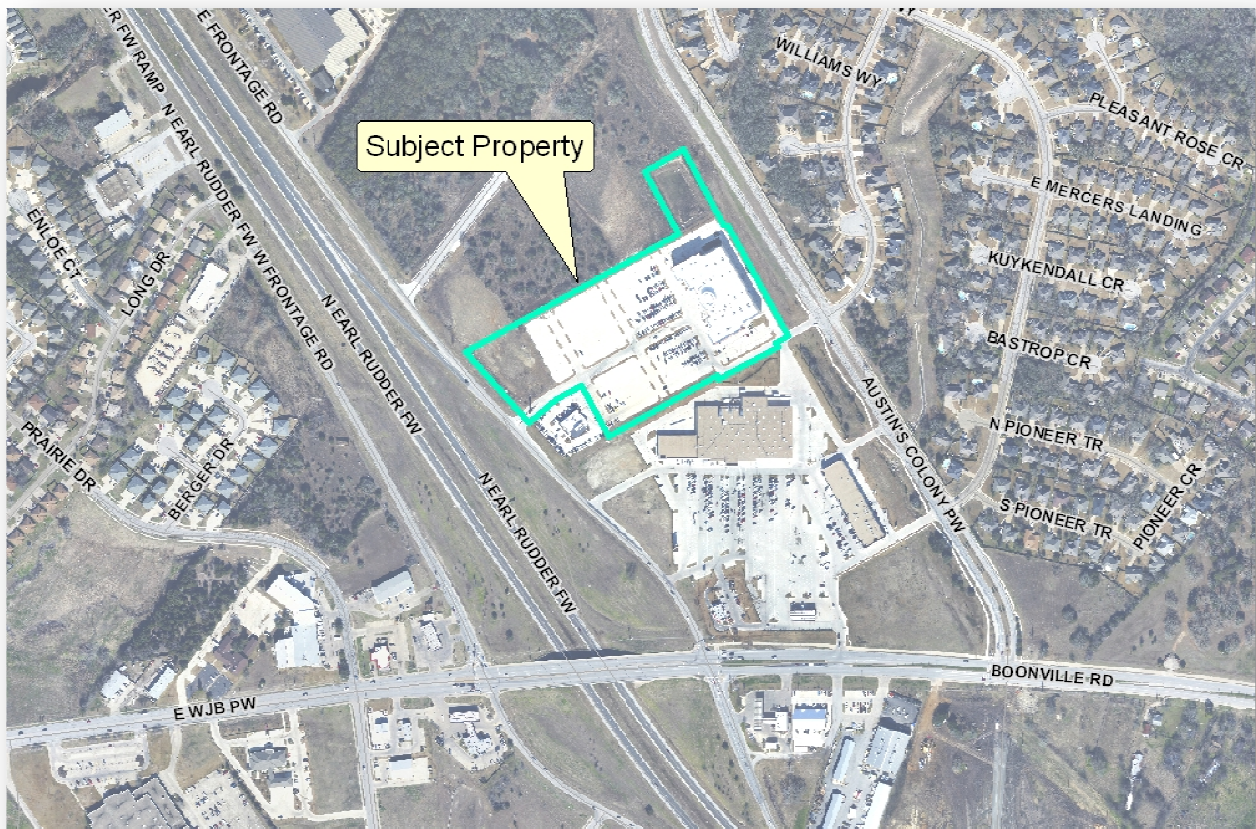
**ZONING:** Retail District (C-2)

**EXISTING LAND USE:** movie theatre, parking lot and vacant land

**APPLICANT(S):** Chris Peterson for Brydenpear Premiere, L.P.

**AGENT:** Patterson Architects

**STAFF CONTACT:** Randy Haynes, Project Planner



**PROPOSED REPLAT:**

With this replat, the applicants are proposing to subdivide Lot 1 in Block 1 of Premiere Subdivision into two lots (proposed Lot 1R and Lots 3 and 4). As proposed, Lot 1R will retain 10.7 acres while Lots 3 and 4 will be 0.84 acre and 1 acre in size, respectively. The 12.5-acre subject property is currently zoned C-2 (Retail) District. Proposed and existing public access easements will allow all three lots to share existing access onto the northbound frontage road of North Earl Rudder Freeway (State Highway 6). No new public infrastructure is required to be extended in conjunction with this proposed replat.

**RECOMMENDATION:**

The proposed replat conforms to all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.